



HUNTERS[®]
HERE TO GET *you* THERE

Pembury House, McNeil Road, London, SE5 | £400,000
Call us today on 020 7708 2002



- Three bedrooms
- 940 sq ft / 87.33 sq m
 - Split level
 - Private balcony
- 0.4 miles to Denmark Hill station
- Lease length: 88 years remaining
- Service charge: £4,661 PA (covers heating; hot water; estate upkeep; external windows and doors upkeep)
 - Ground rent: £10 PA, not subject to increase

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A split-level, three-bedroom purpose-built flat of 940 sq ft, with a private balcony, positioned between Denmark Hill and Peckham Rye.

Downstairs you'll find a spacious reception room, with plenty of space for relaxing and for a dining table and chairs. The reception leads out onto the private balcony, the perfect spot for your morning coffee or a glass of wine in the evening. The kitchen has a good range of wall and base units, butchers block effect work tops, a tiled splash back and a built-in oven and hob. There is also a guest WC and storage under the stairs for added convenience.

Upstairs there are three bedrooms, all with space for a bed and additional furniture. The family bathroom has a three-piece suite complete with a shower over the bath, a WC and a sink and has been finished with large format floor tiles and white wall tiling with a border.

Denmark Hill station is a 0.4 mile walk, with trains to London Victoria, London Blackfriars and Clapham Junction. Ruskin Park is half a mile away, and Toad Bakery and Café Mondo are both within 0.4 miles. The jazz nights held in the crypt of St Giles's Church are a short walk, as is The Camberwell Arms at 0.5 miles

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 88 years remaining (Started in 1989 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £4,661 per annum (includes heating; hot water; estate upkeep; external windows and doors upkeep)

Construction: Standard construction

Property type: Flat

Number of floors in building: 4

Entrance on floor: 3

Has lift: No

Over commercial premises: No

Parking: Permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Communal heating system

Broadband: 1000 MPS broadband; mobile coverage across all major networks

Building safety issues: No

Lease restrictions: Speak to agent for more information on Southwark Council lease restrictions

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: No

Listing and conservation: No

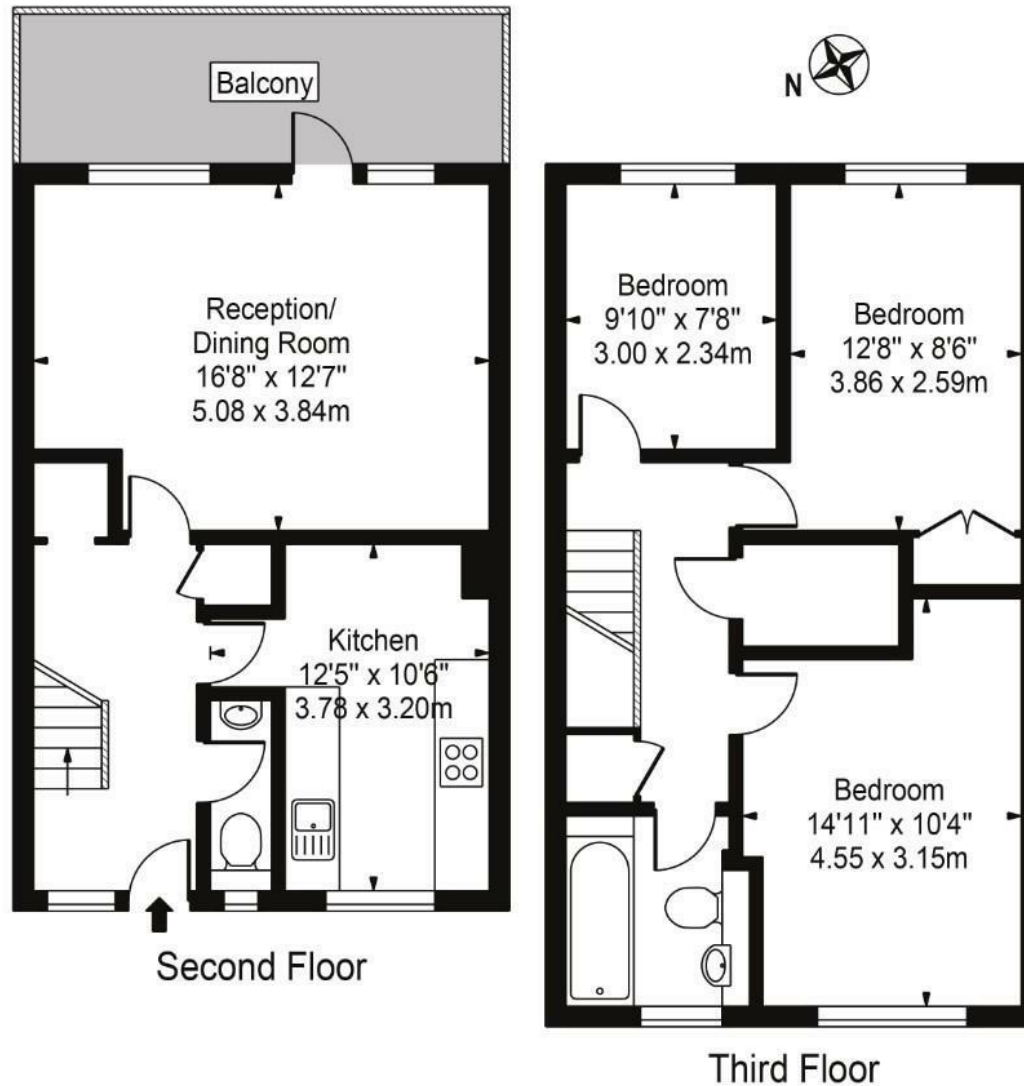
Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase

Pembury House, McNeil Road SE5 8PJ

Approx. Gross Internal Area 940 Sq Ft - 87.33 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

These particulars are intended to give a fair and reliable description of the property but no responsibility can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating, if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.